



**280 Mt Selkirk Close SE
Calgary, Alberta**

MLS # A2300401

\$715,000



Division:	McKenzie Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,919 sq.ft.	Age:	1996 (30 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Few Trees, Garden, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Metal Counters, Pantry		

Inclusions: NA

Welcome to your new home in McKenzie Lake, one of Calgary's most sought after lake communities. Here you get more than just a house, you get a lifestyle. Summers are spent at the lake swimming, fishing, paddleboarding, relaxing on the beach, playing tennis, basketball, beach volleyball, or letting the kids run around the park. In the winter, the community comes alive with skating paths, hockey, fire pits, tobogganing, and holiday events. The convenience is hard to beat as well, with schools, shopping, restaurants, parks, and major roadways all close by. You are just minutes from McKenzie Towne Centre, the shops and restaurants of McKenzie Towne, and nearby schools. Inside, this lovingly cared for and tastefully updated home offers the kind of space that is hard to find. The large floor plan gives everyone room to spread out without stepping on each other's toes, making it perfect for families or anyone wanting a little more breathing room. With 4 bedrooms, 2.5 bathrooms, a double attached garage, and a spacious primary bedroom complete with its own ensuite, this home has all the space you need now and room to grow into later. Central air conditioning keeps the home comfortable through the hottest summer days. The unfinished basement gives you all the storage you could need, or the opportunity to create whatever you can imagine down the road, whether that is a home gym, theatre room, extra bedrooms, or a play space for the kids. The real showstopper though is the backyard. With a south facing yard, you get sunlight all day long. A giant patio and BBQ area, beautiful landscaping, planter boxes, and an incredible amount of outdoor space make this yard feel like your own private oasis. It is the perfect place for summer evenings, family gatherings, or just relaxing after a long day.